

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 15, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Harsel joyously announced the birth of her granddaughter, Fiona Kathleen Gray.

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Commissioner Palatiello noted that the Policy and Procedures Committee would meet on Wednesday, February 21, 2001 at 7:30 p.m. in the Board Conference Room.

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Chairman Murphy announced that the Planning Commission's website was up and running. He thanked staff members who had worked on it and noted that the address was www.co.fairfax.va.us/pcom.

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Commissioner Byers MOVED THAT THE PUBLIC HEARING ON RZ-2000-MV-019 AND FDP-2000-MV-019, WASHINGTON HOMES, INC., AND RZ-1999-MV-053 AND FDP-2000-MV-019, JCE, INC., BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 22, 2001.

Commissioner Wilson seconded the motion which carried unanimously.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON RZ-2000-SU-021, EQUITY HOMES, LP, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 1, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S00-112 - FCWA, Rt. 123 Right-of-Way

Commissioner Murphy MOVED THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-S00-112 IS A "FEATURE SHOWN."

Commissioner Byers seconded the motion which carried unanimously.

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FS-H00-122 – FUZION WIRELESS, 11710 Plaza America Drive

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT FS-H00-122, FUZION WIRELESS, BE CONSIDERED A "FEATURE SHOWN."

Commissioner Byers seconded the motion which carried unanimously.

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RZ-2000-SU-037 - KEYSTONE LLC

(Decision Only - Public Hearing held on February 7, 2001)

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-SU-037, SUBJECT TO THE EXECUTION OF PROFFERS DATED FEBRUARY 15, 2001.

Commissioner Byers seconded the motion which carried by a vote of 9-0-3 with Commissioners Harsel, Kelso and Palatiello abstaining.

Commissioner Koch FURTHER MOVED THAT WE RECOMMEND THE REQUESTED WAIVER OF PFM STANDARDS FOR THE CUL-DE-SAC TO PERMIT A RELOCATION OF THE RADIUS TO THAT DEPICTED ON THE GDP BE APPROVED.

Commissioner Byers seconded the motion which carried by a vote of 9-0-3 with Commissioners Harsel, Kelso and Palatiello abstaining.

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RZ-2000-DR-047 - MANUEL SERRA

FDP-2000-DR-047 - MANUEL SERRA (Decisions Only)

(The public hearing on these applications was held on January 25, 2001. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-DR-047 AND THE CONCEPTUAL DEVELOPMENT PLAN CONSISTENT WITH THE PROFFERS DATED FEBRUARY 14, 2001.

Commissioner Alcorn seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Palatiello abstaining.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-DR-047, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 11, 2001 AND CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-DR-047 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Alcorn and Byers seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Palatiello abstaining.

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ORDER OF THE AGENDA

Secretary Harsel noted that the following cases would be heard concurrently:

1. RZ 2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
RZ-2000-SU-029/FDP-2000-SU-029 - PULTE HOME CORPORATION

This order was accepted without objection.

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RZ 2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC. - Appls. to rezone from R-1, R-2, WS & HC to PDH-4, WS & HC to permit residential development at a density of 3.87 du/ac & approval of the

RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
RZ-2000-SU-029/FDP-2000-SU-029 - PULTE HOME CORPORATION

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conceptual & final development plans on property located N. of Lee Hwy., S. of Leland Rd. & E. & W. of the intersection of Shreve St. & Bradley Rd. on approx. 58.09 ac. Comp. Plan Rec: Centreville Farms Area: 1-2 du/ac w/option for redevelopment at an overall density of 4.0 du/ac. Tax Map 55-3((1))5; 55-3((2))9-97, 101, 145-154, 154A, 155, 156, 158-162, 162A, 163-165; 54-4((2))102-110, 142-144 & a portion of Shreve St. & Bradley Rd. public right-of-way to be vacated and/or abandoned. (Concurrent w/RZ-2000-SU-029, FDP-2000-SU-029, RZ-2000-SU-042 & FDP-2000-SU-042.) (Approval of this appl. may enable the vacation and/or abandonment of a portion of the public rights-of-way for Shreve St. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) SULLY DISTRICT.

RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC. -
Appls. to rezone from R-1 & WS to PDH-8 & WS to permit residential development at a density of 6.59 du/ac including bonus density for ADU's & approval of the conceptual & final development plans on property located on the S. side of Bobann Dr. & I-66, E. & W. of the intersection of Summit St. & Lamb St. & N. of Bradley Rd. on approx. 46.92 ac. Comp. Plan Rec: Centreville Farms Area: 1-2 du/ac w/ option for redevelopment at overall density of 4.0 du/ac. Tax Map 54-2((2))6, 7; 54-4((2))15-18, 47, 48; 55-1((2))19-23, 38-43; 55-3((2))44, 45, 65-69 & portions of Summit St. & Lamb St. public right-of-way to be vacated and/or abandoned. (Concurrent w/RZ-2000-SU-029, FDP-2000-SU-029, RZ-2000-SU-043 & FDP-2000-SU-043.) (Approval of this appl. may enable the vacation &/or abandonment of portions of the public rights-of-way for Summit St. & Lamb St. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) SULLY DISTRICT.

RZ-2000-SU-029 - PULTE HOME CORPORATION - Appl. to rezone from R-1, R-2, HC & WS to PDH-8, HC & WS to permit residential development at a density of 6.0 du/ac on property located S. of I-66 & Bobann Dr., W. of Stringfellow Rd. & W. of Arrowhead Park Dr. at its intersection w/Leland Rd. on approx. 160.93 ac. Comp. Plan Rec: Centreville Farms Area: 1-2 du/ac w/option for redevelopment at overall density of 4.0 du/ac. Tax Map 54-4((2))58; 55-1((1))15, 16, 18, 19, 20, 22, 22A, 23, pt. 24, 25, 26; 55-1((2))34-37, 70-76; 55-1((3))A, B, C, 9B, 19B; 55-3((1))6, 7, 8, 13, 15A, 17, 18, 18A, 19A, 20, 21, 21A, 22A; 55-3((2))59-64, 77-80, 80A, 81, 82, 83A, 84A, 85A, 86, 86A, 8-92, 93A, 93B, 98, 99, 157 & portions of Shreve St., Leland Rd., Bradley Rd. & Centreville Farms Rd. public rights-of-way to be vacated and/or abandoned. (Concurrent w/FDP-2000-SU-029, RZ-2000-SU-042,

RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
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FDP-2000-SU-042, RZ-2000-SU-043 & FDP-2000-SU-043.) (Approval of this appl. may enable the vacation and/or abandonment of portions of the public rights-of-way for of Shreve St., Leland Rd., Bradley Rd. & Centreville Farms Rd. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) SULLY DISTRICT.

FDP-2000-SU-029 - PULTE HOME CORPORATION - Appl. to approve the final development plan for RZ-2000-SU-029 to permit residential development on property located on Leland Rd. at its intersection w/Bradley Rd. on approx. 132.49 ac. zoned PDH-8, HC & WS. Tax Map 54-4((2))58; 55-1 ((1))15, 16, 18, 19, 20, 22, 22A, pt. 23, pt. 24, 25, pt. 26; 55-1((2))34-37, 70-76; 55-1 ((3))A, B, C, 9B, 19B; 55-3((1))6, 7, 8, 13, 15A, 17, 18, 18A, 19A, pt. 21; 55-3((2))59-64, 77-80, 80A, 81, 82, 83A, 84A, 85A, 86, 86A, 87, pt. 88, pt. 89, pt. 90, 91, 92, 93A, 93B, 98, 99, 157 & portions of Bradley Rd., Shreve St. & Centreville Farms Rd. public rights-of-way to be vacated and/or abandoned. (Concurrent w/RZ-2000-SU-029, RZ-2000-SU-042, FDP-2000-SU-042, RZ-2000-SU-043 & FDP-2000-SU-043.) (Approval of this appl. may enable the vacation &/or abandonment of portions of the public rights-of-way for Bradley Rd., Shreve St. & Centreville Farms Rd. to proceed under Sect. 15.2-2272 (2) of the Code of Virginia.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavits for RZ 2000-SU-043/FDP-2000-SU-043 and RZ-2000-SU-042/FDP-2000-SU-042, Winchester Homes, Inc. Robert Lawrence, Esquire, with Reed Smith, LLP, reaffirmed the affidavit for RZ-2000-SU-029 and FDP-2000-SU-029, Pulte Home Corporation. There were no disclosures by Commission members.

Ms. Leslie Johnson, Zoning Evaluation Division, Department of Planning and Zoning, presented a combined staff report for the applications, copies of which are in the date file. She noted that staff recommended approval of the applications.

Responding to a question from Commissioner Byers, Ms. Johnson said that although there were unresolved issues associated with these applications, it was anticipated that they would be resolved before the Board of Supervisors' hearing scheduled for February 26, 2001.

Ms. Johnson also responded to questions from Commissioner Byers about the ability of existing schools to handle the increased enrollment expected to be generated by the proposed development. Commissioner Byers commented that developers should be encouraged to contribute to funds specifically designated for schools as another developer had recently done in the Lorton area.

RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
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Ms. Johnson and Mr. Chuck Almquist, Department of Transportation, responded to questions from Commissioner Smyth concerning noise levels at the site and a waiver of the 200 foot setback from I-66.

Ms. Johnson responded to questions from Commissioner Alcorn about the number of proposed affordable dwelling units (ADUs).

Chairman Murphy called upon Mr. McDermott for the applicant's presentation.

Mr. McDermott noted that he would be making the presentation for the Winchester Homes applications and Mr. Lawrence would do so for the Pulte Home applications.

Mr. McDermott stated that the subject property, known as Centreville Farms, was an assemblage of 266 acres consisting of 131 parcels, and pointed out that significant consolidation had been achieved. He explained that redevelopment of the area would remove blight which had occurred on portions of the property and would also provide much needed infrastructure. Addressing the concern raised by Mr. Byers, he noted that a bond referendum had been approved for construction of an elementary school in Centreville Farms for some time and that the proposed development would provide a site for it, valued at 3.6 million dollars, at no cost to the County. Additionally, he said that proffered park land was valued at 5.8 million dollars and with transportation improvements, the total proffered package for land cost and improvements was approximately 20 million dollars. He noted that the proposed buffering and rear yard setback between the existing Summit Street community and the new development far exceeded the Ordinance requirements.

In response to a question from Commissioner Smyth, Mr. McDermott agreed to add language to the signalization proffer stating that warrant studies would be based on projections at full buildout. He responded to other questions from Commissioner Smyth about noise mitigation.

Commissioner Koch announced his intent to defer the decision on these applications for one week.

Mr. McDermott responded to questions from Commissioner Koch about the future development of Lot 46, not included in the consolidation, and about well protection and access to sewer and water for the residents of Summit Drive.

Commissioner Alcorn and Mr. McDermott discussed the number and location of ADUs. Mr. McDermott said that the applicant had no problem adding language to the ADU proffer requiring dispersal throughout the development.

Responding to a question from Commissioner Harsel, Mr. McDermott said that the total number of ADUs for the Winchester development was 17 and that the bonus units would be market rate

RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
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units. In response to another question from Commissioner Harsel, Mr. McDermott said that if a damaged well could not be repaired or replaced, the applicant would be required to provide a water hookup for that residence.

Mr. McDermott and Ms. Johnson responded to questions from Commissioner Wilson about the overall density of the development and the parties responsible for the maintenance of private streets, parking, sidewalks, pedestrian trails, common open space and recreational facilities.

Mr. Lawrence, representing Pulte Homes, stated that there had been extensive cooperation between the two applicants on the development of Centreville Farms. He noted that consolidation had been achieved as recommended in the Comprehensive Plan which provided for extensive public land dedication and transportation improvements, the cost of which would be shared by the applicants. He explained that the School Board was anxious to acquire the school site so that construction could begin as soon as possible for opening in 2002. He noted that density had been concentrated near the proposed Metro site and in addition to dedicating park land, the applicants had agreed to construct four recreational fields at an estimated cost of \$500,000. He described the stormwater management system, the proposed trail system and said that no significant issues remained to be solved.

Commissioner Alcorn noted a proffer allowed for the County to acquire by eminent domain a right-of-way or easement along the Lee Highway frontage, if necessary, and requested that the applicant contact the affected property owner.

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Mr. William Reimer, 5312 Maple Valley Court, Centreville, requested that additional buffering be provided between his neighborhood and the proposed development to ensure that the proposed homes would not have a negative affect on the value of his property. (A copy of his remarks is in the date file.)

Mr. Larry Baldwin, 13708 Leland Road, Centreville, representing the Leland Road Citizens Association, said that the proposed development could limit or preclude access to water lines down Summit Street. He also said he was concerned about trail connections, tree save, density, buffering and traffic. (A copy of his remarks is in the date file.)

Ms. Peggy Seneker, 5316 Summit Street, Centreville, representing the Northeast Centreville Civic Association, expressed support for the applications, noting that over the years the quality of life had deteriorated in Centreville Farms. She recognized members of the Civic Association in the audience who supported the proposed development.

RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
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Mr. Richard Smith, 6205 Knoll View Place, Centreville, representing the Western Fairfax County Citizens Association (WFCCA), said that issues remaining to be resolved were tree preservation, trails, water lines, prohibition of paper advertising signs, lot configurations, noise, and Route 66 right-of-way. He noted that much effort had gone into the redevelopment of Centreville Farms over many years and that the County would gain a school site, park facilities, a metro site and an improved transportation network. He said he was confident that all remaining issues could be resolved.

Commissioner Koch thanked Mr. Smith and the members of WFCCA for all their work on these applications and said he was also confident that all issues could be resolved.

Commissioner Hall suggested that the proffer addressing advertising signs prohibit all signs, not just those made of paper.

Mr. Walter Engel, 5215 Tulip Leaf Court, Centreville, President, Woodlands Homeowners Association, expressed general support for the proposed development. He requested that buffering be maximized and a four-way stop sign be installed at the intersection of Leland Road, Arrowhead Park Drive and Autumn Willow Drive. (A copy of his remarks are in the date file.)

Mr. Sam Brewer, 5616 Pickwick Road, Centreville, expressed support for the proposed development, noting the applications were the result of many years of effort by the community.

Mr. Peter Gastelle, 5210 Tulip Leaf Court, Centreville, expressed concern about the impact the proposed higher density development would have on his property value and traffic. He also questioned whether the land to be publicly dedicated was available for that purpose.

Responding to a question from Chairman Murphy, Ms. Johnson said that there was no Ordinance requirement for buffering between single family detached units, even if they were at different densities.

Mr. Michael Judge, 5424 Summit Street, Centreville, expressed concern about the impact of the proposed development on his well.

In response to a question from Commissioner Harsel, Mr. Judge said that he was satisfied with the water his well provided. At Commissioner Alcorn's request, Ms. Johnson said she would check with the Health Department to see if there were any recharge issues in terms of the topography or aquifer.

Mr. Stephen Hudak, 5433 Summit Street, Centreville, said that he shared Mr. Judge's concerns about his well and would like to have some kind of assurance that it would be protected. He also said that his neighbor, Mr. Keith Collins, 5416 Summit Street, Centreville, was very concerned about the proximity of the new homes to his home.

RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
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There were no further speakers. Therefore, Chairman Murphy called upon Mr. McDermott for a rebuttal statement.

Addressing the issue of a water line down Summit Street, Mr. McDermott said the Fairfax County Water Authority dictated where water lines would be placed. He explained that the applicant was now required to bring a water line under Route 66 at a cost of almost \$500,000, even though it had not been required when the south side of Centreville had been developed. He pointed out that if the wells of existing homes were damaged due to blasting, the residents had a legal right to seek recourse. He reiterated that the applicants were providing public infrastructure improvements and other amenities at a tremendous cost. Addressing the issue raised by Mr. Hudak, Mr. McDermott said he thought Mr. Collins had been satisfied with the proposed tree save, buffer, supplemental landscaping and the added commitment that no residential construction would take place within 80 feet of his property line. He acknowledged that there were a few outstanding issues, but pointed out that this was not unusual with a development of this scope. He once again said that the School Board was anxious to acquire the property as soon as possible so construction could begin. He requested a recommendation of approval.

Continuing rebuttal, Mr. Lawrence said that the planned density of homes along Arrowhead Park Drive was well within the Comprehensive Plan range. He pointed out that under the recommendations of the original Plan, there had been no requirement to include single family detached units in the development. However, he said during the Plan review process, with citizen input, several areas had been designated for single family detached homes since they abutted existing single family detached homes. Furthermore, he explained that although it was not required, the applicant had agreed to provide a substantial buffer between the proposed and existing single family homes. Addressing the issue raised by Mr. Gastelle, Mr. Lawrence said that the land proposed for public facilities was available for dedication with the exception of one parcel which was subject to a life estate, after which it would be dedicated to the Park Authority. He said the outstanding issues were minor and again pointed out the substantial public benefits the proposed development would provide.

In response to a question from Commissioner Wilson, Mr. McDermott said that sidewalks would be provided on both sides of the streets.

Mr. Lawrence and Ms. Johnson responded to a question from Commissioner Smyth concerning the proposed fair weather crossing.

There were no further comments or questions from the Commission. Staff had no closing comments, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for a deferral motion. (A verbatim except is in the date file.)

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RZ-2000-SU-043/FDP-2000-SU-043 - WINCHESTER HOMES, INC.
RZ-2000-SU-042/FDP-2000-SU-042 - WINCHESTER HOMES, INC.
RZ-2000-SU-029/FDP-2000-SU-029 - PULTE HOME CORPORATION

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Commissioner Koch MOVED THAT WE DEFER THE DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, ON RZ-2000-SU-043, FDP-2000-SU-043, RZ-2000-SU-042, FDP-2000-SU-042, RZ-2000-SU-029 AND FDP-2000-SU-029, TO FEBRUARY 22, 2001.

Commissioner Byers seconded the motion which carried unanimously.

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The meeting was adjourned at 11:01 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: October 18, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission